



**PUBLIC HEARING, AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 18th 2015 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, February 18th, 2015 starting at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION – *Individuals are invited to volunteer.*

3. OPEN SESSION – *This is a Public Comment period (see definition below).*

4. MINUTES REVIEW AND APPROVAL – **No Minutes to approve**

5. BUSINESS ITEMS:

5.1 PUBLIC HEARING – MAVERIK CONVENIENCE STORE

The applicant is requesting approval for a conditional use permit for a Maverik Convenience Store to be located on the southwest corner of Geneva and Mill road. The Planning Commission will discuss and take appropriate action.

5.2 PUBLIC HEARING – STEELE POINTE

The applicant is requesting approval for a site plan and conditional use permit for an office/warehouse manufacturing building to be located on Lots 3 and 4 of the East Lake Industrial Business Park, Phase 7. The Planning Commission will discuss and take appropriate action.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- *Nathan Crane, Town Planner*
- *Don Overson, Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: February 17th, 2015

CERTIFIED (NOTICED) BY: /s/ Kinsli McHargue
Kinsli McHargue, Deputy Recorder/Planning Coordinator



COMMUNITY DEVELOPMENT

SUBJECT: Site Plan and Conditional Use Permit for a Convenience Store (Maverik)

MEETING DATE: February 18, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a conditional use permit for a convenience store (Maverik)

PARCEL SIZE: 1.54 Acres

LOCATION: Southwest Corner of Mill Road and Geneva Road

APPLICANT: Don Linqvist, Maverik

OWNER: Anderson Geneva, LLC

BACKGROUND:

The Planning Commission considered a request for development and site plan approval at their

Site plan and conditional use permit approval are administrative actions.

SUMMARY OF REQUEST:

1. The applicant is requesting site and development plan approval for a 5,046 square foot convenience store. The site includes five fuel pumps each with two fuel stations. A 3,536 square foot canopy will cover the fuel pumps. An additional pump is shown as a possible future expansion. An air station is also provided.
2. The primary ingress/egress is provided on Mill Road and Geneva Road. The Mill Road access maybe restricted to a right in right out in the future.
3. The minimum 25 foot landscape setback is provided along Mill Road and Geneva Road.
4. There is a 25 foot storm drain easement along the west boundary.

5. Approximately 20,409 square feet of the site is landscaped. A 10 foot landscape buffer is provided along the western boundary and adjacent to the apartment project that is currently under construction.
6. The site plan shows 33 parking spaces are provided exceeding the 16 spaces that are required. There are 2 ADA accessible stalls.

CITIZEN PARTICIPATION:

A notice of the Planning Commission public hearing was published in the Daily Herald on February 8,, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property on February 5, 2015. No comments have been received.

CONDITIONAL USE PERMIT:

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

1. The proposed use is an allowed Conditional Use within the Zoning District.

The subject property is designated as Regional Mixed Use on the Land Use Map and is zoned RMU (Regional Mixed Use). The proposed use is consistent with the Land Use category and is permitted in the RMU District subject to a conditional use permit.

2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.

The proposed site plan meets all requirements of the RMU District including setbacks, landscaping, and utility requirements.

3. Complies with all Site Plan requirements as may be applicable, as provided herein.

See discussion in standard #2.

4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.

All required dedications were provided at the time of final plat approval.

5. The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

6. The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

FINDINGS:

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

RECOMMENDATION:

The Planning Commission recommend **APPROVAL** of the conditional use permit subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated January 30, 2015, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
5. The final landscape plans shall be reviewed and approved prior to issuance of a building permit. The final landscape plans shall include a detail showing the required parking screening along Mill Road. The landscape buffer shall comply with Section 2008.3.
6. A plat amendment shall be recorded prior to issuance of a building permit.
7. UDOT shall approve the access onto Geneva Road prior to issuance of a building permit.

8. All lighting shall be fully shielded. Light levels shall not exceed one foot candle at the property line.
9. All outdoor equipment (ice machines, etc) shall be screened.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for a convenience store in the RMU district subject to the six stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

Exhibit A — Site Plan, Landscape Plan, Building Elevations, dated January 30, 2015



COMMUNITY DEVELOPMENT

SUBJECT: Site Plan and Conditional Use Permit for a
Office/Warehouse/Manufacturing Building

MEETING DATE: February 18, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Approval of a site plan and conditional use permit for an office/warehouse-manufacturing building on Lots 3 and 4 of the East Lake Industrial Business Park Phase 7.

PARCEL SIZE: 6.8 Acres

LOCATION: 477 East 1750 North

APPLICANT: Darrin Long

OWNER: Darrin Long

BACKGROUND:

The property is designated General Industrial on the General Plan land use map. The property is zoned I-1 (Industrial). The final plat for East Lake Industrial Business Park Phase 1 was approved by the Council on May 14, 2008.

Site plan and conditional use permit approval are administrative actions.

SUMMARY OF REQUEST:

1. The applicant is requesting a site plan approval for one office/warehouse-manufacturing building on Lot 4 of the East Lake Industrial Business Park Phase 7. There are four 26,280 square foot buildings and one 24,300 square foot building. Each building is divided into 25 4,050 square foot spaces and two 1,980 square foot spaces. These spaces will accommodate office, manufacturing, warehouse space, and ancillary retail uses. Second floor mezzanines will be provided as an option. The building height is 27 feet.
2. The project will be built in phases.

3. The proposed architecture for both buildings is a modern contemporary comprised of concrete tilt panels (with accent features) and glass. Building colors included different tones of grays.
4. Access to the site is proposed 1750 North which is a private road. All driveways and related improvements will be constructed with the first phase of development.
5. Culinary water is provided through connections to an existing system. Sanitary sewer will be provided through a connection to a city sewer line currently under construction.
6. The building has been designed to accommodate different users. The specific user of the building has not been identified.

CITIZEN PARTICIPATION:

A notice of the Planning Commission public hearing was published in the Daily Herald on February 8,, 2015. Notice of the public hearing was also sent to all property owners within 300 feet of the property on February 5, 2015. No comments have been received.

SITE PLAN ANALYSIS:

General Plan and Zoning

- The site is designated as General Industrial on the Town of Vineyard General Plan. The type and scale of the proposed development is consistent with the General Plan and the I-1 Zoning District.

Access, Circulation, and Parking

- The two proposed drives into the development provide adequate access to the site. All street improvements have been completed.
- The proposed site plan includes 102 parking spaces. The minimum required spaces are 102.

Landscaping

- A preliminary landscape plan has been provided. Final landscape plans will be submitted and approved by staff prior to the issuance of a building permit.
- A landscape buffer with a depth of 30-feet is provided along 1750 North. The site meets the minimum landscaping requirements required by the Zoning Ordinance. All parking will be screened.

Building Materials, Colors, and Design

- Materials and architectural design of this site will compliment the architecture of existing and future development. The use of the glass features on the front, and accent panels will result in visual interest.
- The proposed architecture meets the intent of the building design requirements in Chapter 18 of the Town of Vineyard Zoning Ordinance.

CONDITIONAL USE PERMIT:

The Town Council must determine that the proposed use meets six standards prior to granting a Conditional Use Permit. The burden of proof rests with the applicant. Each standard is presented below along with staff's analysis.

1. The proposed use is an allowed Conditional Use within the Zoning District.

The subject property is designated as General Industrial on the Land Use Map and is zoned I-1 (Industrial). The I-1 Zoning District allows manufacturing, compounding, processing, packaging of good materials subject to site plan and conditional use permit approval by the Town Council. The proposed use is consistent with the General Industrial Land Use category and is permitted in the I-1 District subject to a conditional use permit.

2. The proposed Conditional Use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the Zoning District.

The proposed building setbacks and landscape buffer are appropriate for the proposed use. The proposed site plan provides a 30 foot landscape buffer along 1750 North.

The proposed site plan meets all requirements of the I-1 District including setbacks, landscaping, and utility requirements.

3. Complies with all Site Plan requirements as may be applicable, as provided herein.

See discussion in standard #2.

4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.

All required dedications were provided at the time of final plat approval.

5. The proposed Conditional Use meets, and will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements.

The proposed use will be conducted in compliance with the requirements of the Zoning Ordinance. The construction plans will be reviewed by staff to ensure compliance with all other requirements including, but not limited to the Building Code and Town of Vineyard Public Improvement Standards.

6. The property on which the Conditional Use is proposed is of adequate size to permit the conduct of the proposed Conditional Use in a manner that will not be detrimental to adjoining and surrounding properties.

The proposed use will complement and be compatible with the existing and future development on nearby properties. It will not generate excessive traffic, light, or noise.

FINDINGS:

The proposed site plan meets the following findings:

- It is in conformance with the General Plan.
- It satisfies the minimum requirements of the Town of Vineyard Zoning Ordinance.
- The proposed conditional use meets the required standards for approval.

RECOMMENDATION:

The Planning Commission recommend **APPROVAL** of the site plan and conditional use permit subject to the following stipulations:

1. The site plan shall conform to the site plan, elevations, and landscape plan dated February 13, except as modified by these stipulations.
2. All signage shall require a separate permit.
3. In accordance with Section 1416 of the Town of Vineyard Zoning Ordinance, the approval of the site plan shall expire in (180) days if a building permit has not been issued.
4. In accordance with Section 1514 of the Town of Vineyard Zoning Ordinance, the approval of the conditional use permit shall expire in (180) days if a building permit has not been issued.
5. The civil construction drawings shall meet all requirements as determined by the Town Engineer.
6. All parking shall be screened.
7. A solid metal gate shall be used for the trash enclosure.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of a request for site plan and conditional use permit for an office warehouse in the I-1 district subject to the seven stipulations recommended by staff.

ALTERNATIVE MOTION:

I move that the Planning Commission recommend **DENIAL** of the site plan and conditional use permit based on the following findings: (The Commission should draft appropriate findings.)

ATTACHMENTS:

- Exhibit A – Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Building Elevations
- Exhibit D – Color Elevations
- Exhibit E – Narrative